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UNIV. OF MD COLLEGE PARK
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Tuttle, Rollin S.

PLAN SHOP BUNGALOWS.

UNIVERSITY OF MARYLAND

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UNIV. OF MD COLLEGE PARK
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UNIVERSITY OF MARYLAND

The Plan Shop BUNGALOWS

Rolin S. Tuttle Archt.

Minneapolis

Fifty Cents

I would have, then, our ordinary dwelling-houses built to last, and built to be lovely; as rich and full of pleasantness as may be within and without . . . . . with such differences as might suit and express each man's character and occupation, and partly his history.

—*Ruskin*

Design No. 80. (Rendered at the Plan Shop.)

Description and arrangement on Page 20.

Foreword

The bungalow has come to stay.

During its short evolution, it has taken on many new characteristics until the term bungalow is now applied to any house that is characterized by its broad, low lines.

¶ A native of California, the writer has imbibed the spirit of the true bungalow art, not only by association, but by experience in actual construction. In practicing architecture on the north Pacific coast and in Minnesota, this art has been applied.

¶ The object of this book is to adapt the bungalow to the requirements of the northern climate. To be consistent not an example is taken from California designs. Every illustration here given is an original conception especially prepared for the north.

¶ Each plan is given the careful study and attention consistent with the best professional service.

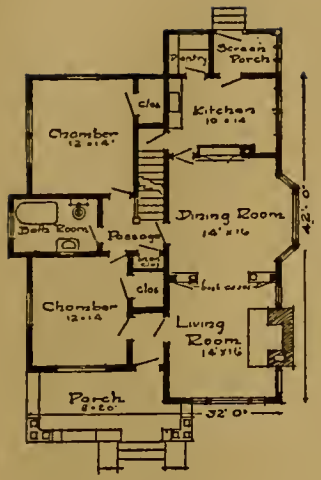
¶ The prices stated are for two complete sets of drawings and specifications. Additional sets furnished for $5.00 each. Plans printed reverse without extra charge.

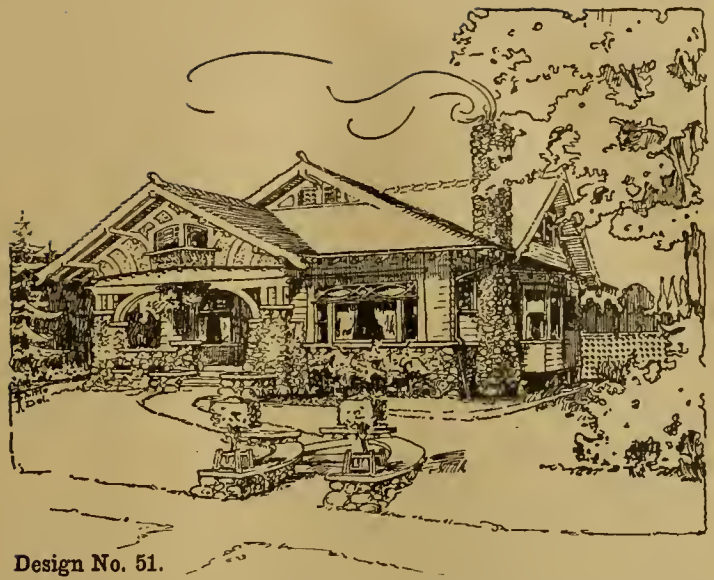
¶ The estimates of building cost are approximately accurate for Minneapolis and vicinity. The great variance in the cost of labor and materials in different localities makes it impossible to give an arbitrary estimate for the entire country.

¶ As several illustrations indicate, our ability is not confined to bungalows exclusively. We are prepared to render architectural services on any class of residences.

630-631 Andrus Building
Minneapolis, Minn.

Rollin D. Tuttle
Architect

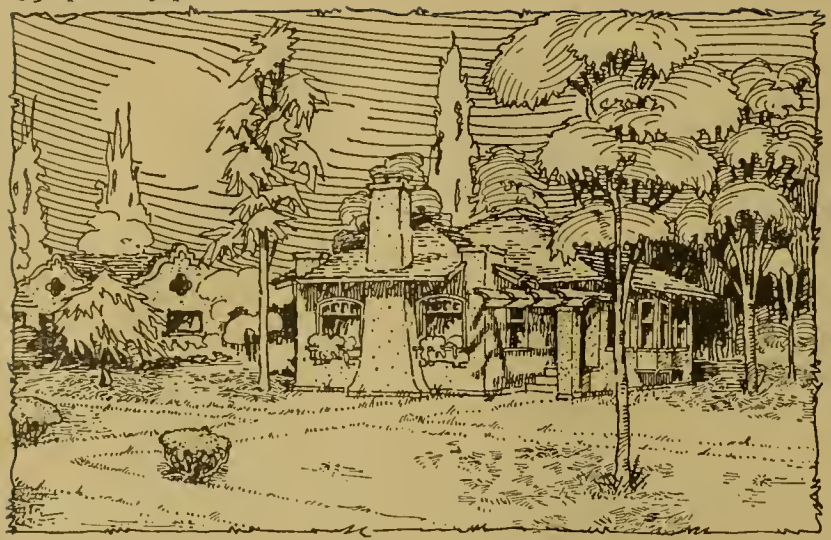


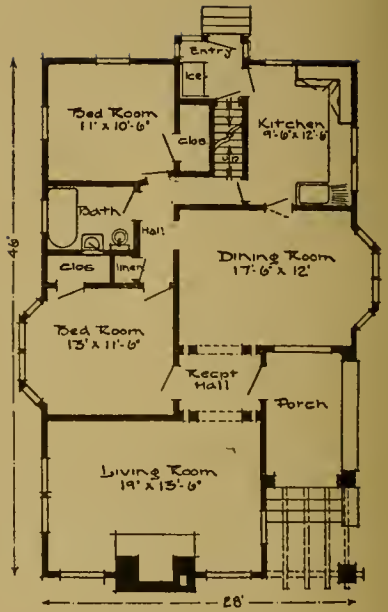


Design No. 51.

HERE is a bungalow typical of the California home, yet adapted to the requirements of a cold climate. The unique feature of the exterior is the introduction of the cobblestones for buttresses, chimney and the wall under windows between same. The well-proportioned timber work of porch and cornice, the half-timbers and stucco in gable lend a strength and individuality unusual in the moderate cost home. The siding used should be rough from the saw and stained to complete the scheme. Entering the living room, a broad hospitable fireplace greets you. The timbered arch with its bookcase pedestals secures an open and roomy effect for both living and dining rooms. The two chambers and bath are reached from the passage which is the hub of the house. This saves the endless stair climbing for housewife or mother—the secret of the bungalow's popularity. A stairway leads from this passage to the second floor where two large chambers may be finished. Cost $3,000, without heating or plumbing. Complete working drawings and specifications $30.

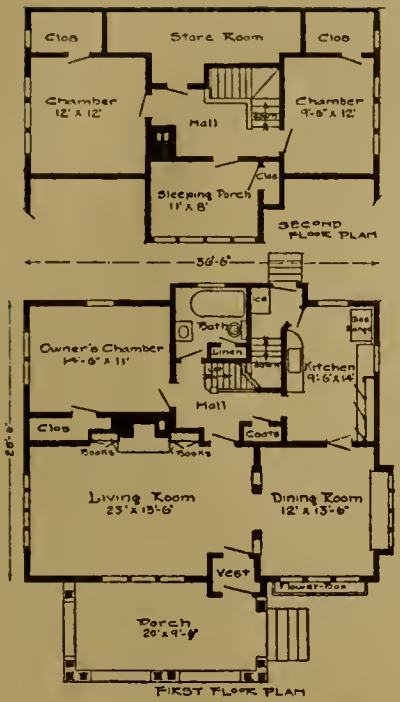
(See our Special Service, Page 33.)

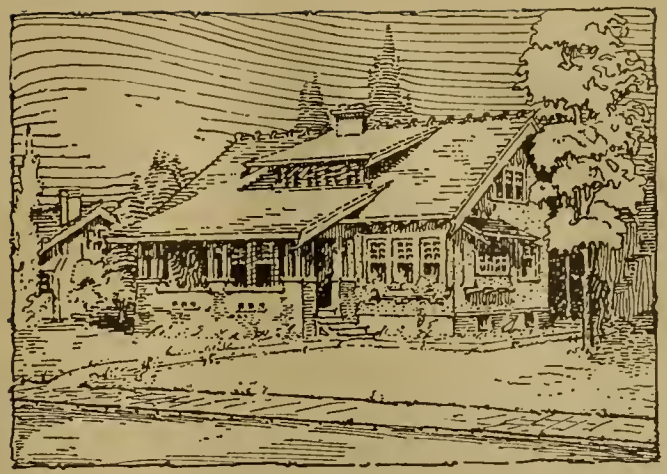




Design No. 73.

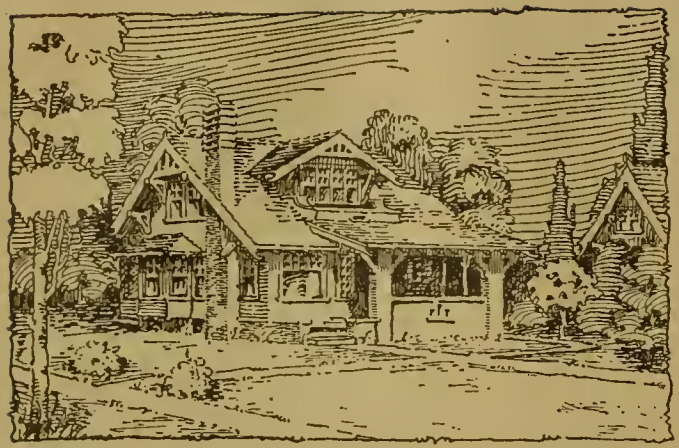
THIS bungalow is quite unique in its design and arrangement. The lines of the front are well broken by dropping the porch to the side and bringing the living room to the front. The piers, breaking up the roof at corners, the large oval top windows, the chimney in the front and the pergola over the entrance are the pleasing features that give individuality to this cottage. The exterior walls are finished with rough-cast stucco, affording, together with the stained cornice and roof many happy color schemes. The side entrance is an attraction in itself. There is a charm in entering this living room from the rear—the fireplace and large windows are in full view. Both the living and dining rooms are of good size. The kitchen is compact and well arranged. No rooms are finished on the second floor. Cost to build, without heating $2,400. Complete working drawings and specifications $20.



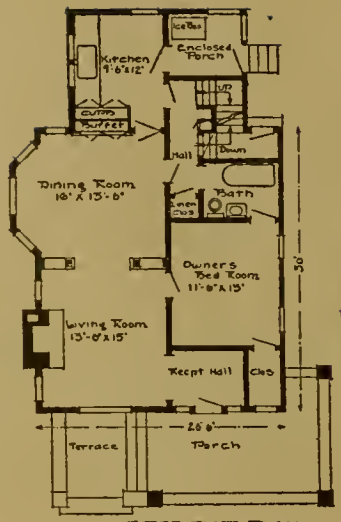


Design No. 52.

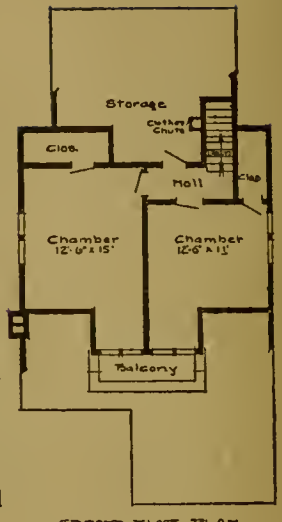
GOOD bungalow lines are shown in this design. The low roof and broad front give this effect which is enhanced by the low wide dormer. By raising the walls at the rear, two good chambers with practically full height ceilings, beside the sleeping porch are secured. And this is done without losing the bungalow lines. A brick veneer carries up to the floor joists and around the buttresses of porch. Above this the walls are finished with rough-cast stucco. The interior presents a carefully worked out plan. The fireplace with the side bookcases is centered in the generous living room and there is plenty of space for the family to gather about the fire. Again we have our condensed hall reaching every apartment in the house, and in this case the stairway, made especially attractive, can be seen from the front. The kitchen is a model one, having a place for everything and everything in its place. An extra bathroom may be finished in the store room on second floor. This house was built in Minneapolis for $3,250, without heating. Complete working drawings and specifications $25.



Design No. 56.

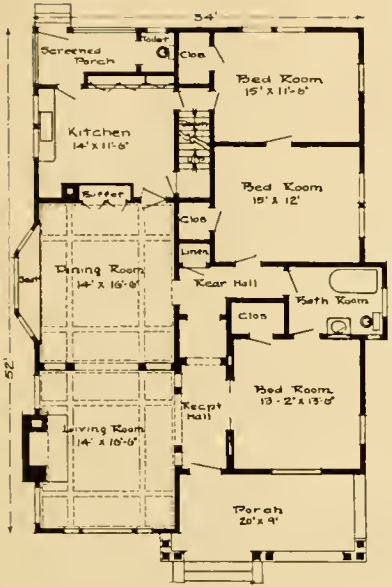


FIRST FLOOR PLAN



SECOND FLOOR PLAN

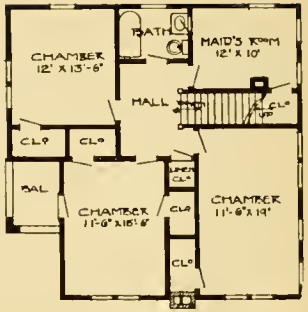
A POPULAR type of six-room bungalow, exceptionally well adapted for a corner lot. This house is built with the brick veneer up to the first floor joists, same brick is carried around porch for posts and buttresses. The walls are sided with rough siding to receive stain. A little artistic touch is given the entrance by the use of an open terrace. The interior embodies a practical arrangement for a cold climate. Our usual feature of open arrangement is found in living and dining rooms, and to this is added many windows for outlook. Attention is called to the rear hall because of its exceptional serviceableness. From this hall, the basement and side entrance are reached, the stairway to second floor, the bath, kitchen and living rooms. The chambers on the second floor are particularly light and airy, each having four windows and cross ventilation. Cost to build, without heating $3,400. Complete working drawings and specifications $25.



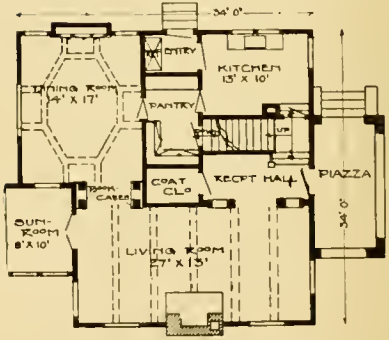
Design No. 67.

THIS is a "Plan Shop" bungalow built in the North. It has the characteristics of the Southern California bungalow, but its construction and detail have been adapted to the colder climate. The cobblestone chimneys, the rough siding stained a warm brown with the green roof and heavy timber work are traditional features of this most interesting type of American homes. The interior affords plenty of room and is all convenience. The living and dining rooms are practically one, being separated by an arch that is full width of the rooms. Each room has ceiling beams. The fireplace is built up of cobblestone and has bookcases at either side. The buffet has art glass doors and a plate glass mirror above counter shelf. Additional rooms can be finished on the second floor. Finished with parquet floors and heated with a hot air furnace, this house can be built for $4,300. Complete working drawings and specifications $30.

Design No. 66.



SECOND FLOOR PLAN



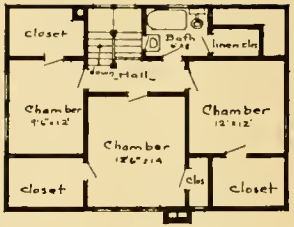
FIRST FLOOR PLAN

THIS house known as the Spanish Colonial in the West, was built on a site where the outlook was from the rear. To take advantage of the view, the living rooms were placed in the rear and the kitchen in front. The photograph shows to what extent this unusual arrangement was successful in the exterior design. There is attraction in the plainness and simplicity of this exterior. It is nearly square, yet the broad cornice relieves it of rigid lines. The size and proportion of the dormers seem just right to balance the roof, and the broad porch roof makes a fitting entrance. The generous arrangement within is at once evident. The living room has three outside walls for air, light and view. The sun-room, fitting in as it does, lends its attraction to both the living and dining rooms. It will be noted that the chambers on second floor are all corner rooms, assuring sunshine and good ventilation for each. Built in modern style, exclusive of heating $4,500. Complete working drawings and specifications $30.

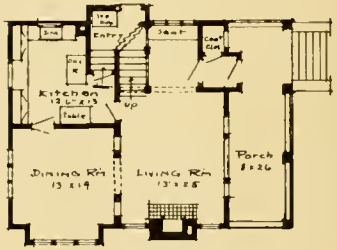
Design No. 79.

THIS is an original conception and represents much study in both exterior and interior. The force of its individuality will win its own way. The broad centered porch with its unique detail has a very inviting air. The unusual shape of the front dormer is very fitting and effective for this type of cottage. A brick veneer is carried up to the window sills and around the buttresses of porch. The remaining walls are plastered. The trimmings should be painted pure white. The interior offers a very unusual plan. The reception hall, ingle-nook, living and dining rooms are as one room, their divisions being only suggested by the square posts that run from the floor to the ceiling beams and the buttresses and seat. From the reception hall a view to the ingle-nook and dining room may be had over the back of the seat. All the ceilings are beamed. The rear hall reaches the two chambers on the first floor and the bath. Another hall opening off the dining room leads to the second floor where are two chambers and a sleeping porch that may be enlarged by decreasing the size of one or both of the chambers. Without heating, cost to build this model home $3,700. Complete working drawings and specifications $30.

Design No. 55.

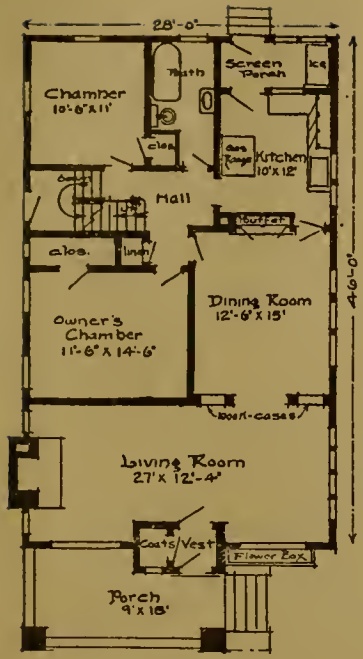


SECOND FLOOR PLAN

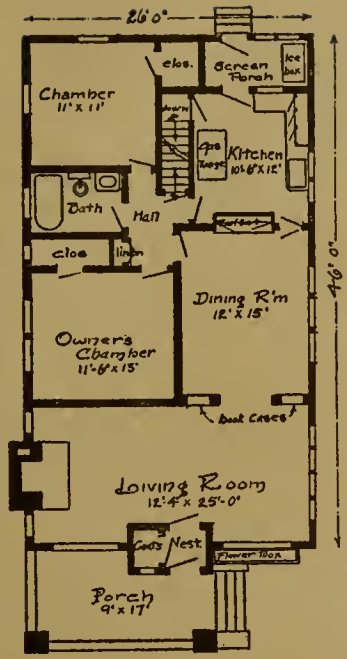


FIRST FLOOR PLAN

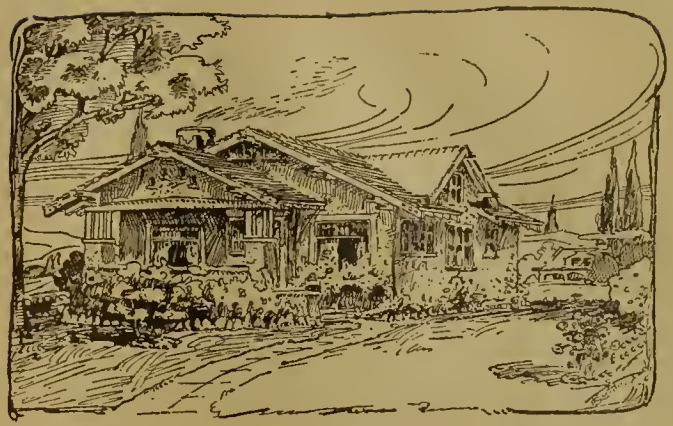
A COMPLETE six-room cottage that covers an area of only 26 x 36 including porch and having a 26 x 28 basement. This is using every foot of material and every inch of space, withal having an exceptionally attractive exterior. The wide overhanging cornice of main roof and large dormers give this effect and cover up the severe lines that would appear with a narrow cornice. There are several arrangements that may be had on this first floor plan and we will make any interior changes, add pantry, rear porch, etc., for the additional charge of $5. The bed rooms on the second floor are light and roomy, having full height ceilings and closet room galore. The floor of the chamber over the porch should be packed with mineral wool for a cold climate. This house complete, first-class plumbing and hot water heating plant is being built for $3,000. Complete working drawings and specifications $25.



PLAN-A"

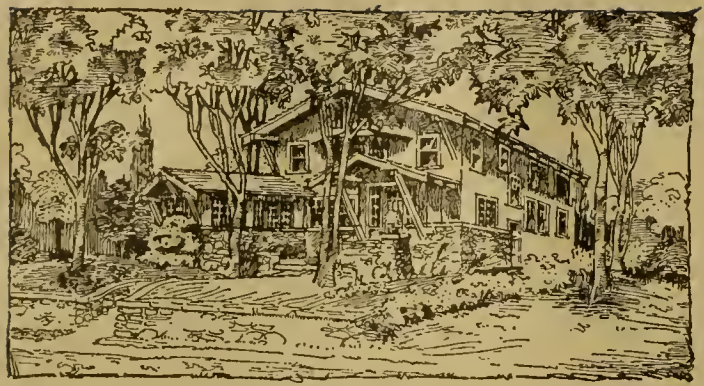


PLAN-B-

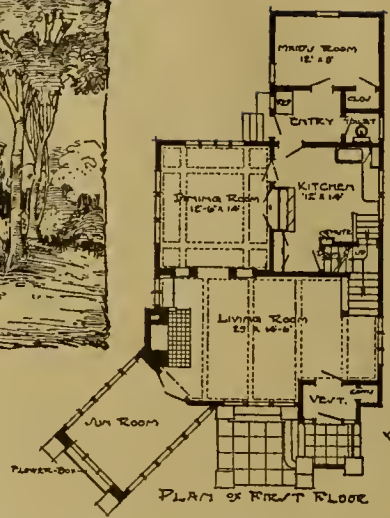


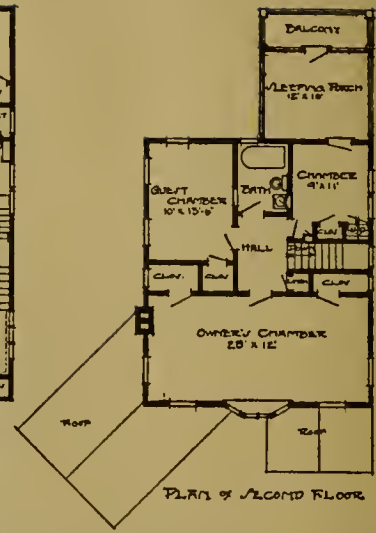
Design No. 72.

THIS most delightful cottage bungalow has its walls covered with cement stucco and stained a soft tint at the same time waterproofing the surface. The timbers of cornice and trimmings of windows may be given a dark stain; then with a moss green roof, a very pleasing color scheme is secured. Two floor arrangements are given. Plan "A" is larger and has a more complete hall and stairway. There is a grade entrance at the side leading to both the basement and the center of house. A stairway to the second floor where two extra rooms may be finished, is centrally located and would add attraction to the hall. It will be noticed that each plan has the bath room accessible from every part of the house. Plan "B" has the same number of rooms with many of the same conveniences and would serve some families just as well, costing about $100 less to build. Built according to Plan "A" without heating the cost would be about $2,900. Complete working drawings and specifications $25.

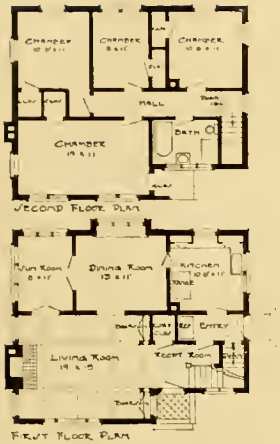


Design No. 54.





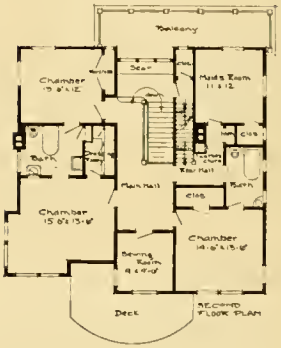
THE Swiss chalet type of design is fast gaining popularity. We Americans like the generous lines and homelikeness of the Swiss cottage, but their excessive "gingerbread" work hardly appeals to us. The design here given has the lines and the wide cornice of the chalet, but is void of the filigree ornamentation. The timbers are heavy and rough and the projections broad. The introduction of cobblestone around the front adds materially the characteristicness of the design. Above the stone the walls are finished with rough stucco and given a tint at the same time waterproofing the surface. The rough timber work and roof is finished with stain. This combination of materials with the soft color tints gives that harmonious blending with natural surroundings so much to be desired. The unique sun porch running out at an angle does not only break up what might be severe lines on the exterior, but it adds a cheerfulness to the interior. On the whole this plan is particularly cheerful—having so many windows. The large chamber in front is wonderfully attractive. This house is built for $4,400 without heating. Complete working drawings and specifications $30.



Design No. 86.

THIS original conception has a simplicity and character most winning. A suggestion is to construct the house of hollow-tile which is one of the best building materials available, as well as being proof against heat and frost. The exterior is finished with white plaster, and with the closely cropped cornice and its odd outline, makes a design very unique. But to carry out its possibilities, much attention must be paid to its setting, with a liberal planting of shrubs, vines and good old-fashioned flowers such as characterizes the homes of the old country. The interior has a very inviting arrangement. The living room is of generous proportion, having a wide fireplace of Dutch tile. The dining and sun rooms are placed at the rear overlooking the gardens or whatever landscape may be in view. Four chambers on the second floor have plenty of light and are well supplied with closets. This house is 31 x 28 feet on the ground and can be built complete for about $6,000. Complete working drawings and specifications $40.

Design No. 68.

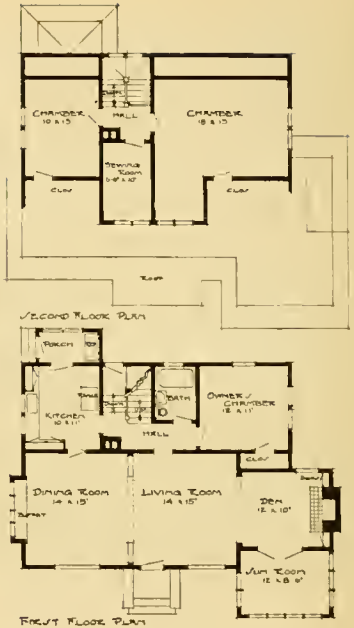


THIS is a residence of good taste and one that brought complete satisfaction to the owner. It is one of our original conceptions and has just a suggestion of the Spanish type in its quaint dormers and stuccoed walls. The first story walls are carried up in mottled brick veneer that is rich in coloring and texture. The wide belt-course with its heavy timber work, the broad open cornice and the window frames are stained a rich brown and finished with spar varnish. The roof is shingled, every fifth course being doubled, giving the effect of tile. The stucco is painted cream and the roof stained a deep green, in combination with the other materials producing an effect that is altogether har-

(See our Special Service, Page 33.)

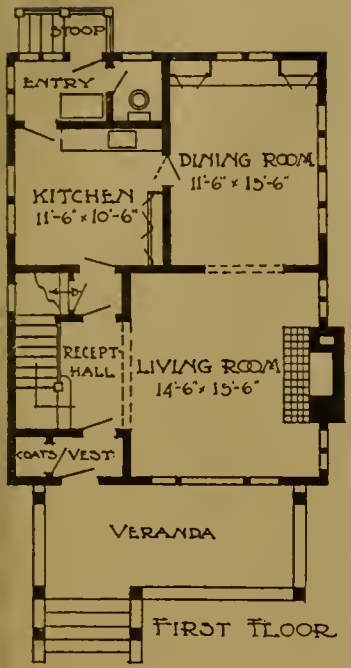
A glimpse of the dining room and living room.

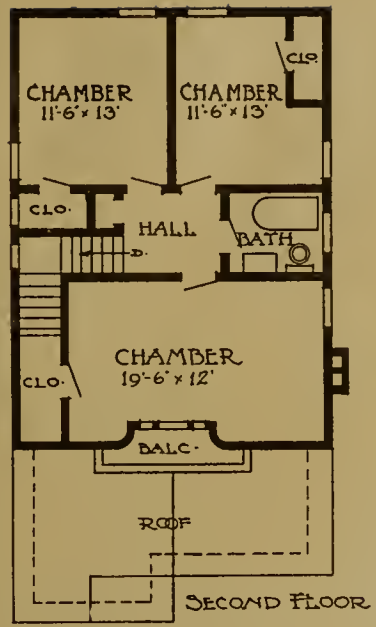
monious and pleasing. Two interior views are given, one a glimpse of the tile fireplace in living room, the other a good view of the dining room with its tasty furnishings. They may be taken as typical of our interior details. The floor arrangement is spacious and very appropriate for a home of this character. One of the most commendable things is the maid's sitting room on the first floor which is a help in solving the servant problem. The completeness of the entire arrangement is apparent. A store room and billiard room are finished in the attic. This residence was built for $12,000. Price of plans furnished upon request.



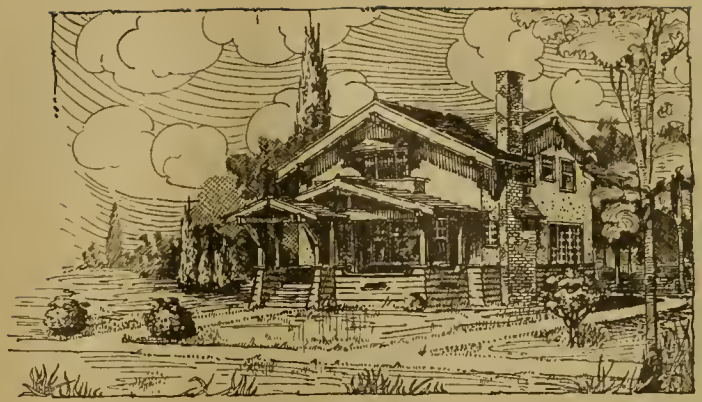
Design No. 88.

HERE is an eight-room bungalow, of unusual arrangement and design. Up to the window sills, the walls are built of clinker brick, making a ragged wall with rich color effects. Above the brick, the walls are finished with rough-cast stucco. The simple hood entrance is very unique. The rooms at the front of the house, thrown together by means of wide arches, having the fireplace at one end and the buffet at the other, affords many interesting effects and a spacious arrangement. The sun room opening off the den is most inviting. The rear hall reaches all parts of the house and is reached from without by the grade entrance. There is enough room in this little cottage for quite a large family. Cost to build, without heating and plumbing, $2,500. Complete working drawings and specifications $25.





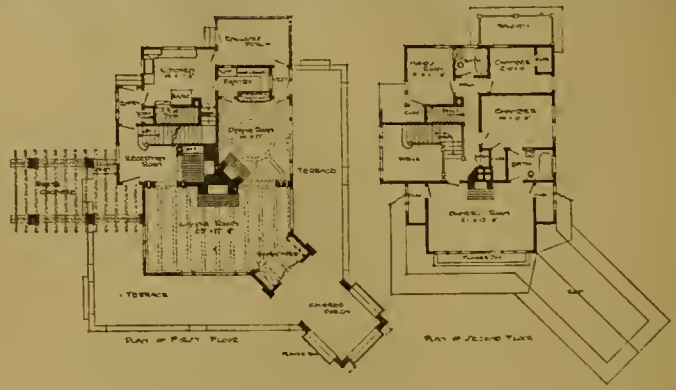
(See our Special Service, Page 33.)



Design No. 65.

A STORY-AND-A-HALF house with somewhat of a conventional arrangement, but with a very attractive exterior. The house proper is 24 x 32 on ground and well adapted to a narrow lot. The treatment of the gables in front is very effective. The heavy, rough siding below first story windows and the stucco above admits of many different color schemes. The timbers of cornice should be rough and stained. A very pretty open stairway, the open arrangement secured by the use of arches and the broad sideboard in dining room are the winning features in this plan. This home plainly finished, but well constructed, using hardwood floors and finish downstairs, can be built for $2,500, without heating. Complete working drawings and specifications $25.

THIS is the Plan Shop Bungalow with a suburban setting. The frontispiece is a reproduction of our original water-color rendering. Its uniquity is self-evident. It is a product of much study and is carefully worked out in its several details. The scheme of the exterior gives very pleasing results, although any attempt to portray the subtle beauty of the natural mottled stone and tinted stucco is lame and weak. Stone in varied colors is available in many parts of the country, but where it is not, the buttresses, piers and chimney top of this design may be built of field stone or brick; either the oriental, with their exquisite coloring, or the clinker brick with their artistic ruggedness. The stucco is becoming a possible and practical building material for all sections. We use several constructions, but in all cases we water-proof the surface to protect the backing and the bond. At the same time we use a soft tint or coloring that produces those cheerful and picturesque effects which the artists of the old countries have so long employed.



Design No. 80.

But this exterior is also capable of being finished with shingles or rough siding, stained, and at less expense. The effects of a thatched roof are secured with shingles laid in irregular courses and rounded at eaves. The vine-trellised porte-cochere, the generous terraces and protruding sun porch give lines most attractive and rambling, viewed from any point. This would make an ideal bungalow home, whether on a city or country site, at the lake or by the sea, but it must have room.

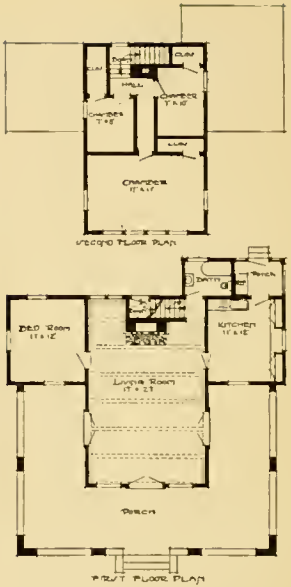
There are many happy surprises for the visitor within. Entering the reception hall he is impressed by its hospitality and cheer. There is the open grate in the cozy ingle-nook, with the staircase winding above it. The walls are high, and the roof with its beams showing, forms the ceiling, and the row of high casements admits a flood of light. Through a timbered arch, the spacious living room is entered. With its broad landscape windows, its big warm-hearted fireplace and adjoining sun porch, this room offers a world of comfort.

The owner's chamber should satisfy anyone—plenty of light and room with the comforts of a fireplace and private bath besides. The large closets with their numerous windows afford plenty of ventilation for the room in hot weather. Three other chambers are provided. Built as suggested, this home calls for an expenditure of from $10,000 to $14,000. Prices of plans furnished upon request.

Design No. 87.

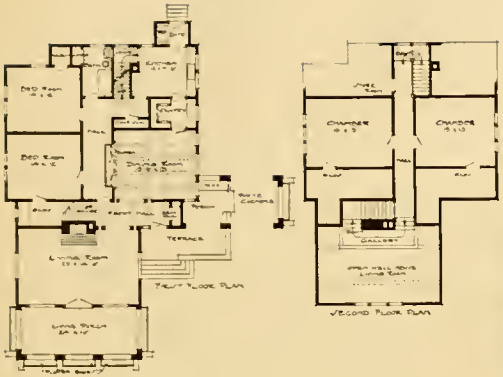
A STUDY in English half-timber, that type so well adapted to the city residence, in that it has a completeness in itself that is quite independent of its setting. The first story walls are carried up in mottled brick which lend a richness to the design while the half-timbers give it character. One enters a very generous reception hall with a stairway winding back of the fireplace. The living room has an attractive tile fireplace, and its cheer is enhanced by the casement windows and the sun room. The dining room has an interesting beamed ceiling and a sideboard. The rear entry is very convenient to all parts of the house. Four chambers on the second floor are all corner rooms with cross ventilation and sunshine in each. The bathroom is of exceptional size. Carried out as suggested, this residence would require an expenditure of about $10,000. Price of plans upon request.

Design No. 81.



A BEACH bungalow that is most attractive in design and arrangement. The exterior may be carried out with the material most available and should have the free use of stain. The broad and roomy porch speaks of summer comfort, being large enough to serve for outdoor dining room, sitting room and sleeping quarters. The living room finished with paneled or burlaped walls, beamed ceiling and wide hearth is very roomy and adequate for all occasions. The needful conveniences are embodied in this plan and the chambers made as numerous as possible. Finished with a small basement, including plumbing, this house can be built as a summer cottage for $1,800. Complete working drawings and specifications $15.

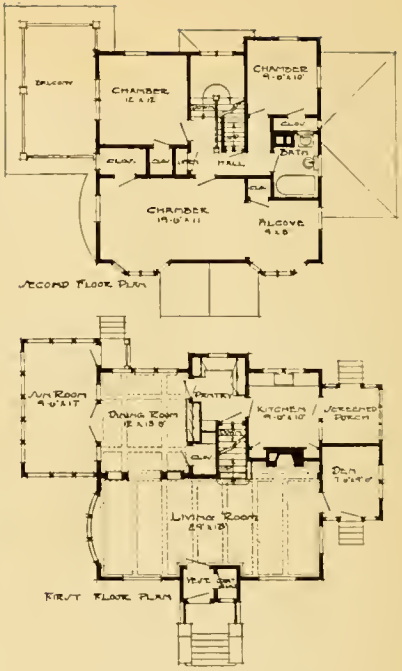
(See our Special Service, Page 33.)



Design No. 84.

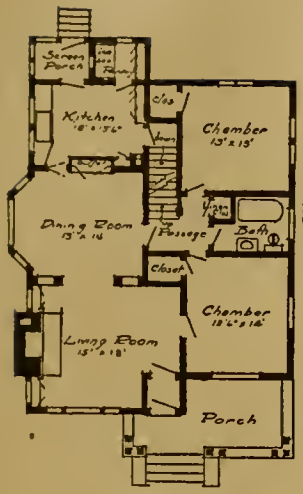
WISHING to depart from the conventional type of residence, we have worked out this original design to suggest the Spanish Mission style. We do not believe, as some people do, that this type belongs exclusively to the tropical climate, but feel that it makes one of the most admirable homes for the rugged climate. There is a sunniness and cheer to the lightly tinted plastered walls and the warm colored tile roof that is most pleasing in any setting. The living porch placed in front, with no approach save through the living room, has an air of retirement and comfort. The entrance at the side is novel and very appropriate for this class of house. The living room has several inviting features; the fireplace in the center of the room has the stair winding around it with a gallery over it, forming a hood, most cozy in its effect. The walls of the room are high, the roof forming its ceiling with the rafters exposed as ceiling beams. The colored art glass windows of the front dormer throw their soft overhead light into the room. With a generous dining room, neatly arranged kitchen and four large chambers, this house has a completeness much to be desired. Finished with a tile roof it calls for an expenditure of about $8,500. Price of plans furnished upon application.

Design No. 50.

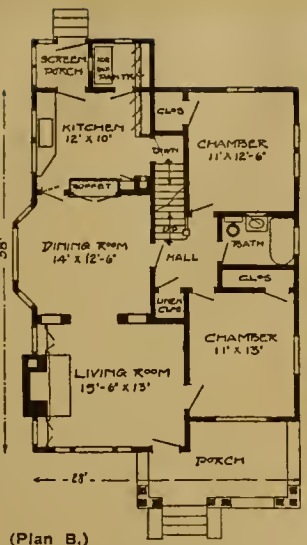


THIS home of character and comfort was built for a physician in Minneapolis. Located, as it is, on a high lot, it admits of a novel arrangement for a garage under the sun room. A circular retaining wall and terrace gives the design an artistic approach. The exterior is carried out in rough-cast stucco, put on Sackett board, and the trimmings are painted an ivory white, while the roof is stained a very dark green. The interior arrangement is generous and inviting. The ceiling beams and finish of living room, dining room, den and sun room are of slash grain Washington fir, finished with soft stains, bringing out the beautiful grain. The chief attraction of the second floor is the owner's chamber with its ten windows and large floor area. The house is heated with a hot-water plant and was built at a cost of $5,500.

(See our Special Service, Page 33.)



(Plan A.)

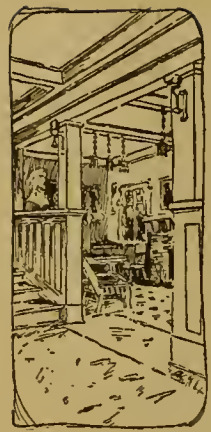


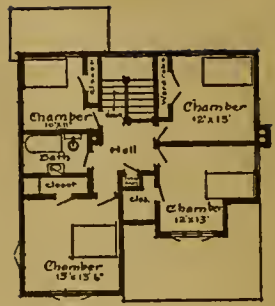
(Plan B.)

Design No. 61.

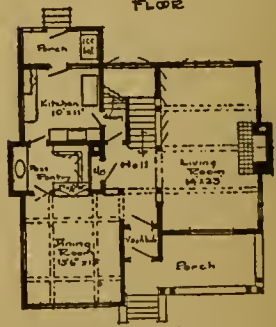
A WINNING bungalow of five rooms with space for two extra chambers on second floor. Plan "A" is 32 x 40 on the ground, not including porches. Plan "B" is 28 x 38. With the rough siding stained a rich brown, wide open cornice and other trimmings painted an ivory white, the roof stained a moss green, and the chimneys built of cobble-stones, this makes a handsome home. An open grate with book-cases on each side meets one upon entering. Looking through a wide arch, the generous dining room with its attractive windows and built-in buffet can be seen. The passage or central hall leads to all apartments and saves countless steps for the housewife. Cost, built from Plan "A", without heating $2,800, Plan "B" $2,650. Complete working drawings and specifications $25.

(See our Special Service, Page 33.)





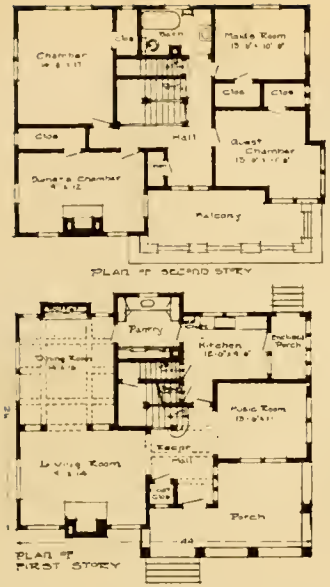
PLAN OF SECOND FLOOR



PLAN OF FIRST FLOOR

Design No. 62.

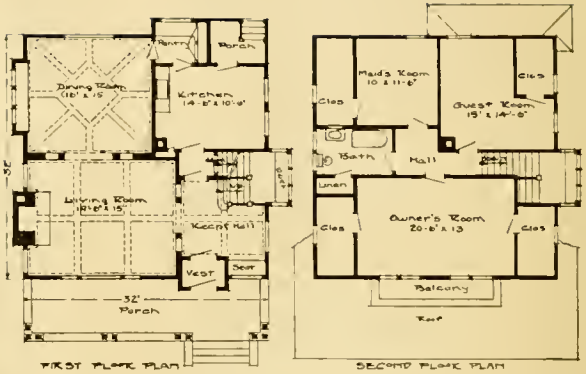
AN original design with English half-timber effect. The charm of this design lies in its air of refinement. This exterior has an individuality and yet is not pretentious. The half-timbers are suggested on the second story; the first story would look well in shingles or rough siding, stained dark. But to secure the richest finish, a brick veneer should be used. This would add to the first cost $200 or $300. There is lots of room inside; the hall is particularly attractive; the stairs lead to a landing at rear, giving a row of pretty windows and a flood of light. By means of arches, the whole front is thrown together, securing a depth of perspective unusual for a small home. Under the arch and stairs in living room, there are generous book shelves. It will be noticed that each of the chambers on second floor are corner rooms. This house is 33 feet square on the ground and costs to build, without brick veneer, plumbing or heating $4,200. Complete working drawings and specifications $30.



Design No. 70.

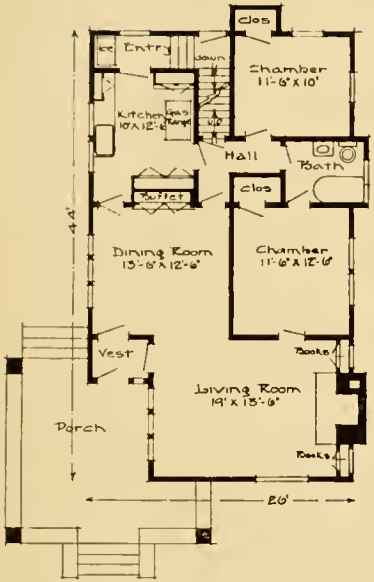
A SIMPLE yet very pleasing design for a house of ten rooms. The first story is bevel cedar siding painted a light shade, the second story is of shingles, stained a silver gray while the roof is stained dark green. The first floor presents a very pleasing arrangement, the music room being a special asset to a house of this size. The rooms thrown together by arches demonstrates our usual openness of arrangement. Both the fireplace and buffet are so located as to lend their attraction to adjoining rooms. The butler's pantry is very convenient: the stairways occupy the minimum of space and yet are complete, there being both front and back stairs to second story. Again we have our four-corner chambers with cross ventilation and sunshine in each, and for the most part, closets with outside light. Two chambers and a storage room are finished on the third floor. This home was built for $5,000. Complete working drawings and specifications $30.

(See our Special Service, Page 33.)



Design No. 69.

THIS is another good illustration of the "Plan Shop" ideas actually carried out. This home always attracts the interest of the passerby. All the walls are shingled and stained a light brown while the roof is a dark green. The trimmings are painted an ivory white. This design receives its individuality from the treatment of the front gable and the graceful sweeps of the roof. Here the vestibule and reception hall combination is used. The hall is particularly attractive because of the timbered arch to the living room and the stair landing with its seat and casement windows. The chief feature of the living room is the tiled fireplace. The dining room has a broad plant shelf that may be converted into a sideboard. The size of the owner's chamber and its four windows opening onto the balcony makes this a very delightful room. It will be noticed that each closet has an outside window affording plenty of light and ventilation, which are proof against moths. Without heating this house was built for $3,400. Complete working drawings and specifications $25.



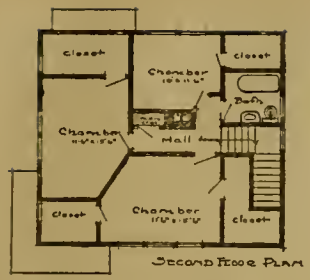
Design No. 75.

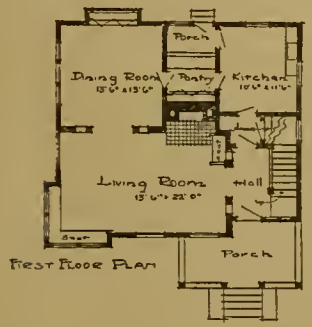
THIS is a novel design for a five-room bungalow. The walls are finished with rough-cast stucco and the gables with the plaster and half-timbers. The broad cornice for the eaves makes a unique contrast with the closely cropped gables. The roomy corner porch is very inviting. The interior is carefully worked out and has our usual roominess of arrangement. No arch is used between the living and dining rooms, throwing these rooms together as much as possible. Rooms may be finished on the second floor. Cost to build, without heating $2,600. Complete working drawings and specifications $25.

Design No. 59.

A NEST for two, cozy and convenient. The bungalow is ideal for a small family. This particular one has an unusual charm in its simplicity and is really inexpensive. Floor space is only 24 x 38 feet. The exterior calls for rough siding and rough cornice timbers and the use of stain to get the soft rich effects. Then when are added a few plants and flowers and a nicely kept lawn, the passerby will halt to take a second look. The happy part of the interior is the roomy arrangement of living and dining rooms, the fireplace just suggesting their division. Furthermore, located where it is, the fireplace saves the cost of an extra chimney. The lattice bay window brings in the out-of-doors. The den, a comfort which every man loves, if provided with a folding couch can be converted into an extra chamber. Without heating, this bungalow can be built for $2,000. Complete working drawings and specifications $20.

(See our Special Service, Page 33.)



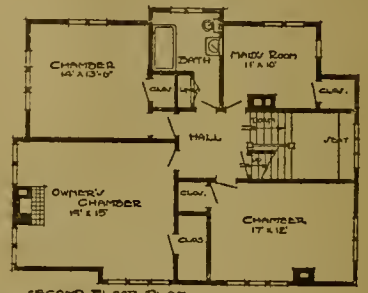


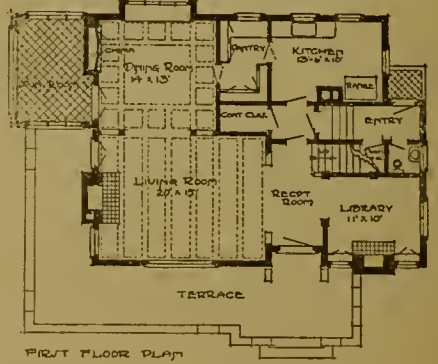
Design No. 60.

THIS cozy looking cottage shows what can be done to get away from the stiff conventional two-story house. Here are six rooms, put into a story-and-a-half design, 32½ x 28 on ground. It is the low lines and wide open cornice that give it grace. This exterior takes well either shingles, rough siding or stucco. The feature of the interior is its roominess, made possible by the timbered arches. The fireplace put in an ingle-nook is not only tasty, but economical as only one chimney is needed. The chambers of second floor have practically full height ceilings. The small corner that is cut off just makes the room that much more cozy. The bi-product of this type of cottage is the abundant closet room found under the eaves. Cost $2,500, without heating. Complete working drawings and specifications $25.

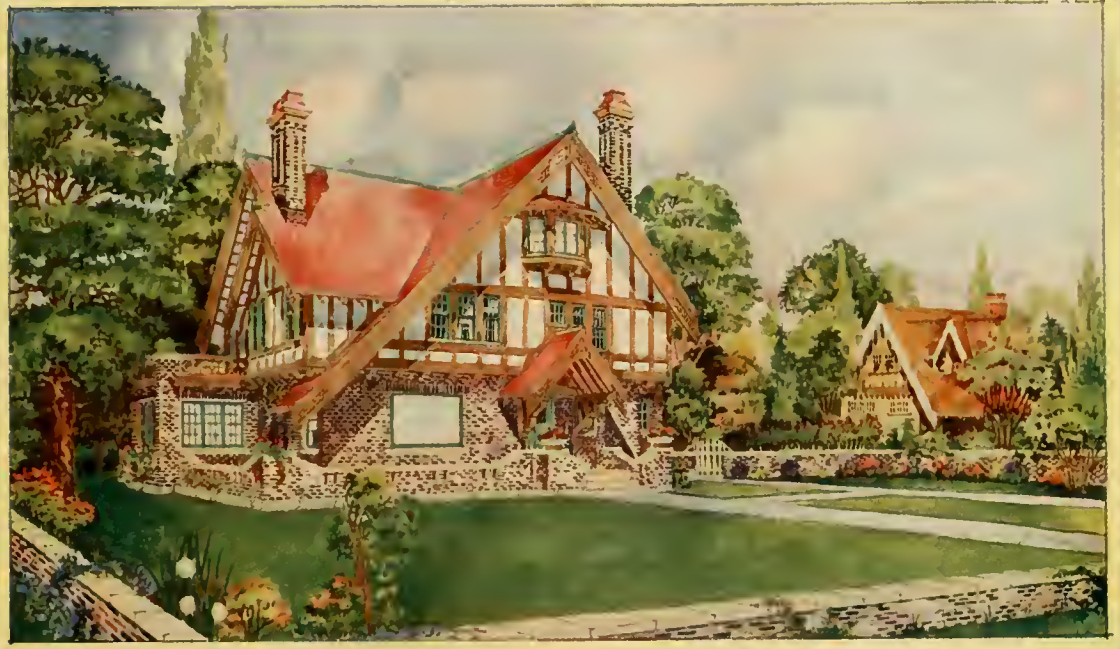
No type of design for Northern climate enjoys a greater popularity than does that usually known as English half-timber. It might as well be called Canadian or American, for in Americanizing the old English we have created a new style that is quite our own. There is an air of refinement and elegance about this that is hardly equalled in any other type. The color perspective on the opposite page is a reproduction of our original water-color rendering and is a typical design of the English half-timber. Mottled brick are used for the first story and garden wall, the buttresses and chimneys. No building material in modern construction is more interesting and attractive than brick, its diversity of surface and color affording many possibilities for domestic design. The walls built of these mottled brick, their soft, rich colors woven into indistinct patterns look much like a fine old tapestry or Persian rug. This residence carried out in these brick, with the plaster and stained half-timbers and the red tile roof, results in a warmth and blending of colors that harmonizes perfectly with the surrounding landscape. The whole conception is bristling with individuality and interest.

Avoiding a stuffy vestibule, a generous recessed entrance leads into an open reception hall. To the right, through a pilastered opening is the library or music room with its tiled fireplace and art windows over the bookcases. Entering the living room through a wide pedestal opening, interest first centers in the richly colored fireplace in matt glazed faience tile. To the right of the fireplace, French doors lead out upon the terrace. An abundance of light is furnished the room by a large landscape window through which an unobstructed view is obtained from the dining room. This room, as well as the living room has ceiling beams, and is furnished with a plant ledge in the bay window and a quaint sideboard, fitted with art glass doors and hand wrought hardware trim. The tiled sun room opens off from the dining room through French doors. The balance of the house includes the requisites of a well-appointed residence. Three rooms may be finished in the attic. Built as suggested, this residence would require an expenditure of from $12,000 to $15,000. Price of plans furnished upon request.





Design No. 85.



Design No. 85. (Rendered at the Plan Shop.)

Our Special Service

THERE are many people having original ideas or some particular requirements who are unable to find just what they want in any stock plan. To these we devote our especial service, giving our personal study and attention to each individual problem. Upon receiving an owner's ideas of design and arrangement, we make preliminary studies. These

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Our Special Service—Cont.

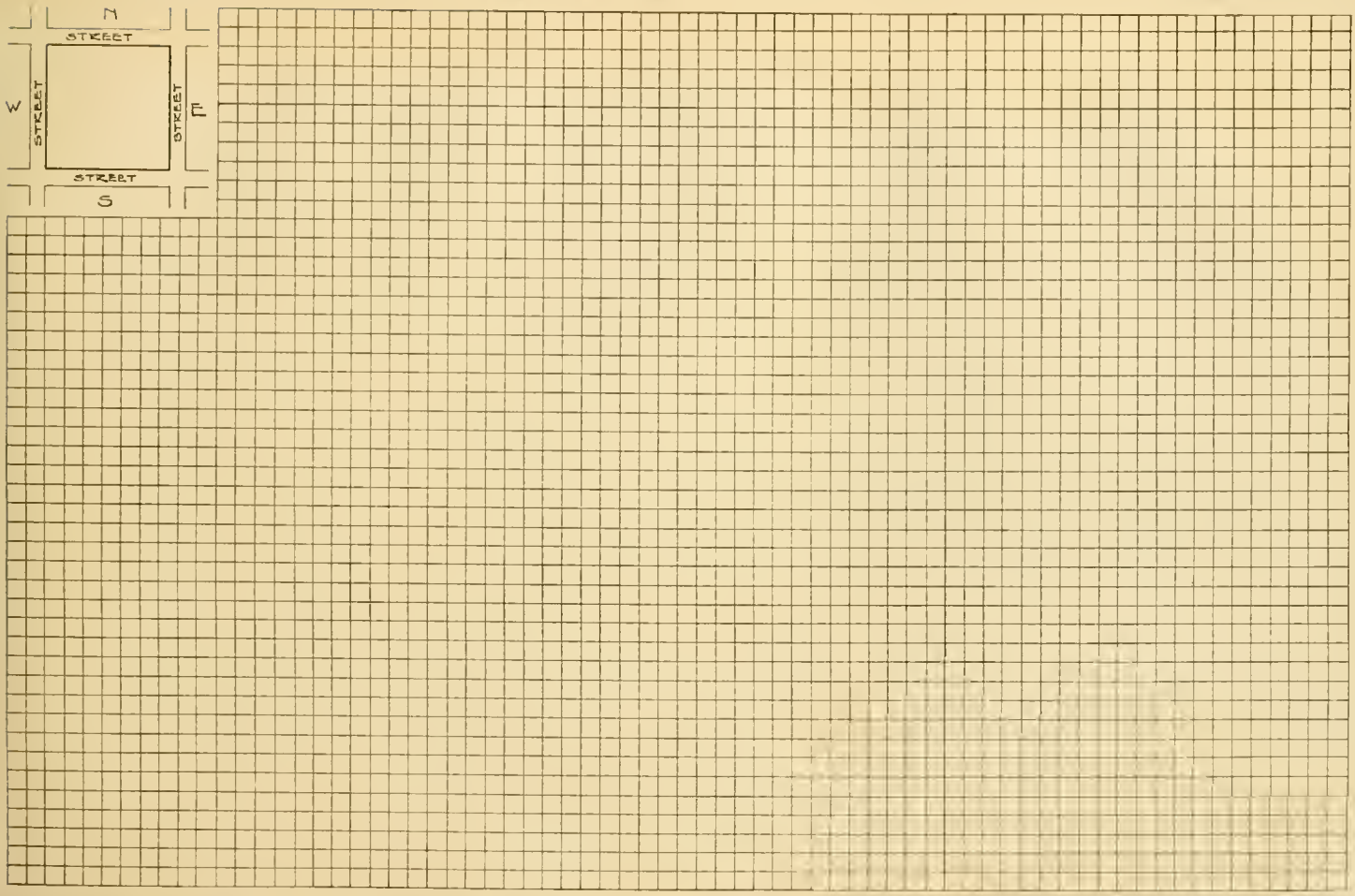
studies include the floor plans worked out to scale and a colored rendering showing the design as it would appear when executed. These sketches are furnished on houses costing up to $10,000 for $5.00, from $10,000 to $15,000 for $10.00 and from $15,000 upwards for $25.00, payable in advance.

The studies proving satisfactory, we proceed to make the special working drawings and specifications with any alterations, according to instructions. The plans are first drawn in pencil and submitted for approval, after which the final drawings are made.

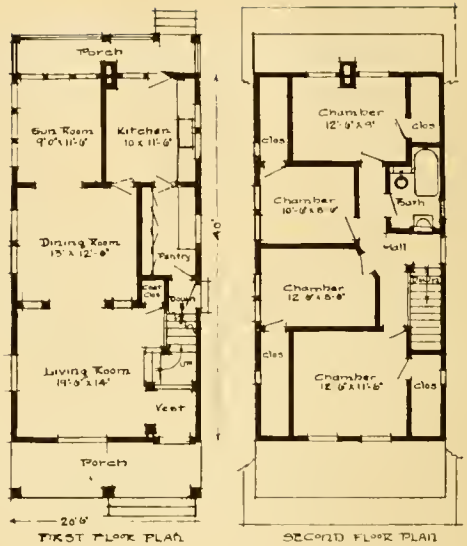
Our charges for special plans are moderate, based upon the complexity of the design. A statement of the exact cost of complete plans will accompany the first study.

In ordering preliminary studies, use the "Sketch Page" to locate lot, stating grade and direction of best view, if any; also work out the arrangement of rooms as desired. It will assist us to know if any design in this book approaches the owner's idea of exterior.

SKETCH PAGE. (Each square equals one foot.)

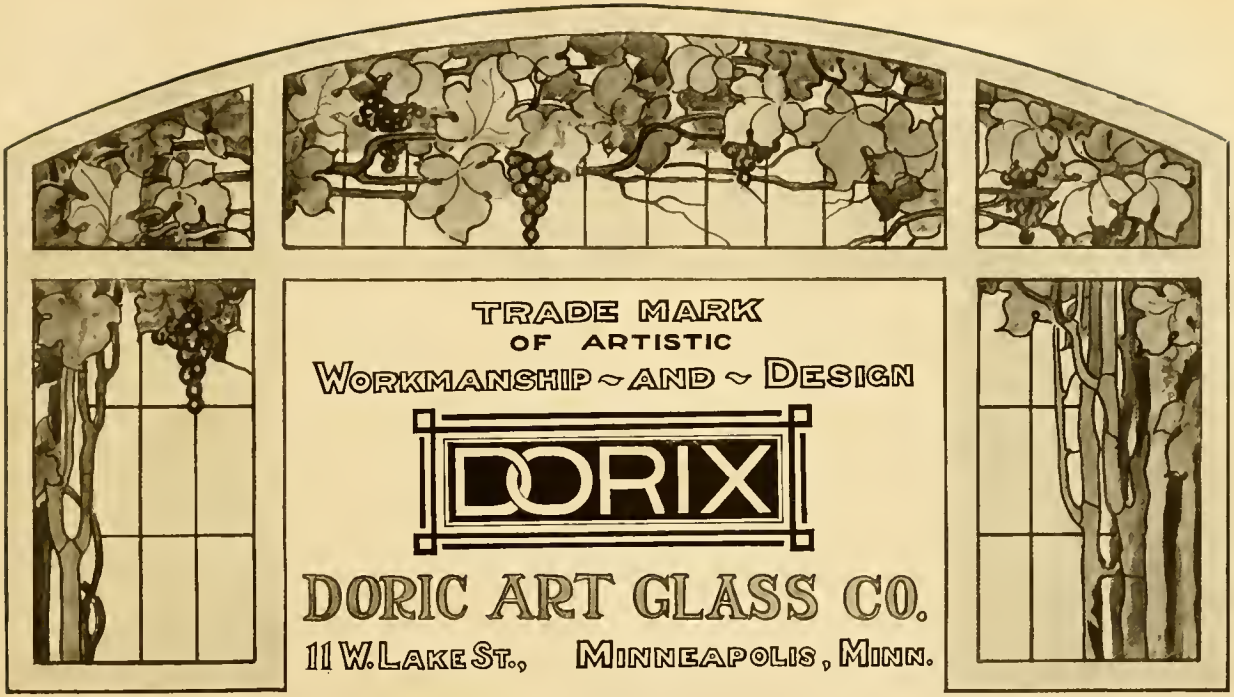


Design No. 77.



THIS home is built on a twenty-five foot lot, and illustrates how attractive a design may be made under these restrictions. It is a little surprising to find that eight rooms can be so cheerful and conveniently arranged on this limited space. The first story is sided and the gables shingled. It has a full basement and is heated with a hot-air furnace. Entering through an open vestibule, one is impressed by the size of the living room and the open arrangement which gives a view clear through the dining and sun rooms. The stairway is made attractive with square newels and pierced balusters. The basement stair leads from the pantry and a grade entrance at the side. The four chambers on the second floor have full height ceilings and large closets. This house was built complete, including the furnace for $2,800. Complete working drawings and specifications $25.

(See our Special Service, Page 33.)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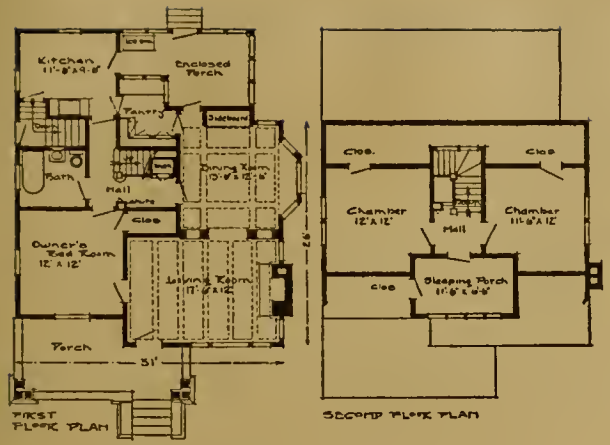
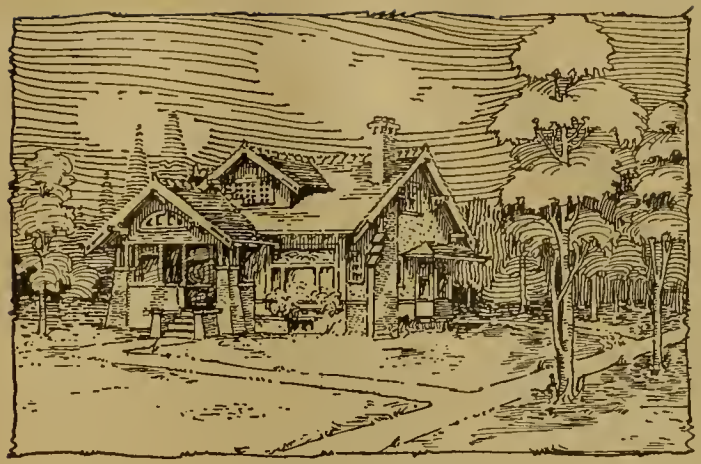
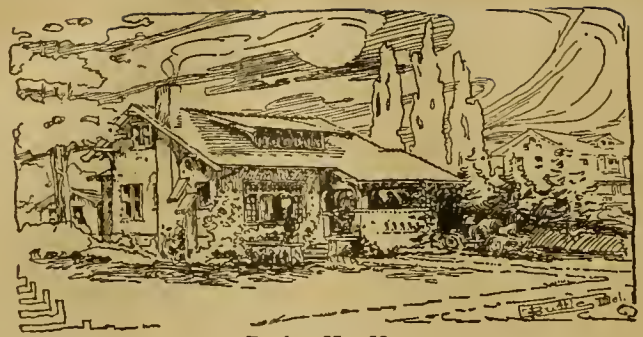


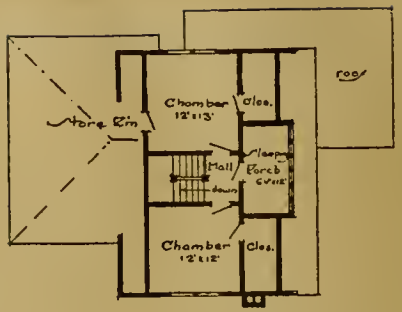


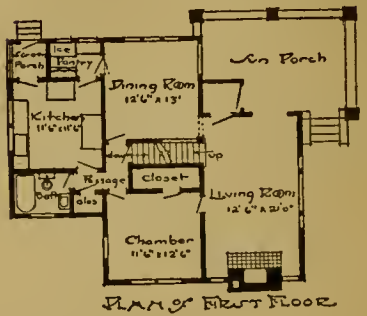
Design No. 57.

THIS is a rare design for a corner lot or wherever there is an outlook on two or three sides. The appearance of the house is pleasing on every side, any one of which would make a good front. A brick veneer carries up to the window sills and around the porch. The floor of the porch is cement. Above the brick work the walls are plastered, with rough cast finish. The timbers of the wide cornice and other trim are stained dark, making a strong, rich contrast with the soft tint of the plaster. The interior is very complete and typically bungalow. The vestibule is omitted, a storm door being used instead. This is the growing tendency with many who have wearied of the stuffy vestibule. The ceilings of both living and dining rooms are beamed. The stairway to basement has a grade entrance and also leads from the kitchen. This lovely home, finished with oak in front rooms is built for about $3,500, without heating. Complete working drawings and specifications $25.



Design No. 63.





THIS bungalow comes near being a model for a cold climate. To get six rooms with porches in the Southern California type of bungalows all on one floor is not altogether practical in a cold climate. This design has all the rooms mentioned, but the main part of the house covers only 26 x 32 feet with an addition of 12 x 21 in rear. This is made possible by putting two chambers on the second floor. Yet, in spite of this, the low broad lines of the bungalow are preserved, at the same time allowing nearly full height ceilings for these rooms. Viewing the exterior from any point, not a stiff line can be found. This design would finish handsomely with a brick veneer up to window sills and around porch in front, and a cream stucco on the remaining walls. Especially would the roomy corner porch be charming thus finished, to say nothing of its unusual attraction in shape and size. It is an elegant plan for a corner lot. Cost without heating $3,250. This includes brick and plaster construction. Complete working plans and specifications $25.

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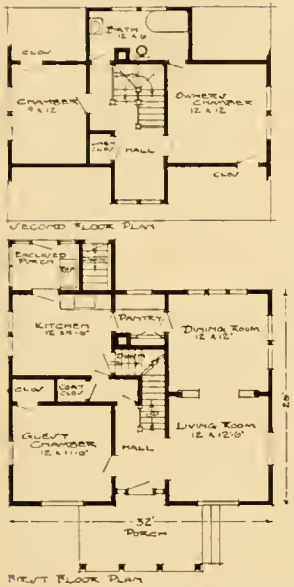

Design No. 89.

FOR six rooms at a low cost, this cottage is hard to beat. The exterior is very attractive and could be carried out in siding, shingles or plaster. The arrangement is very homelike and affords all the necessary conveniences. Without heating and plumbing, built with a full basement, this house would cost $1,800. Complete working drawings and specifications $15.

(See our Special Service, Page 33.)

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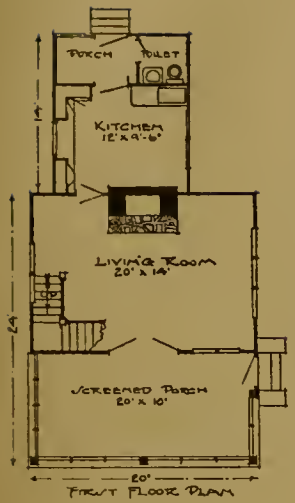

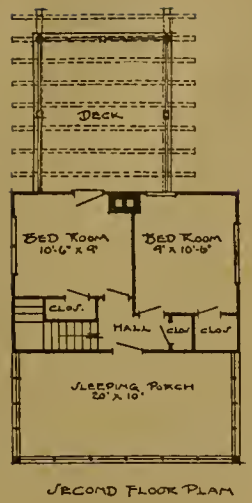

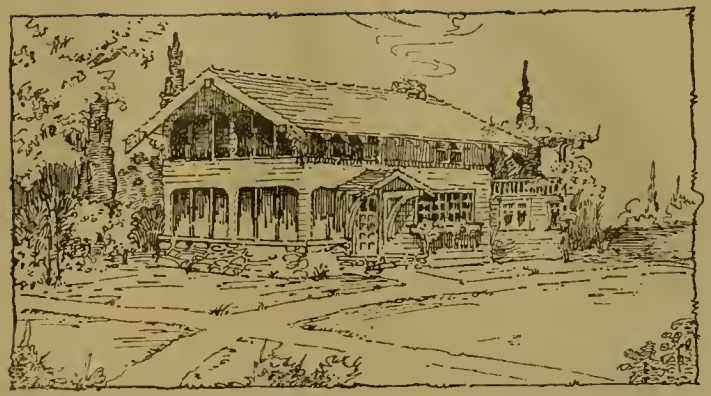

Design No. 83.

THIS cottage is typical of our designs for low cost summer homes. It is built without the use of studding, which is a saving of space and material, giving a finished surface within and without, and is practical for any climate. The field stone around the front and for chimney lends an air of permanency to the building. The siding and timber work are all rough and, with the roof, are finished with stain. The interior walls have a paneled effect, and the ceiling has the open beams, which wood work is also stained. The lower porch is used for living purposes and added to the living room makes a very generous effect. The kitchen is convenient enough for a city home. The sleeping porch is properly on the second floor, giving a sense of retirement. The deck opening off the bedroom is covered by a pergola that may be roofed over in a damp climate without losing the pergola effect. This adds another sleeping porch. Without basement or plumbing, this cottage can be built for $600. Complete working drawings and specifications $10.

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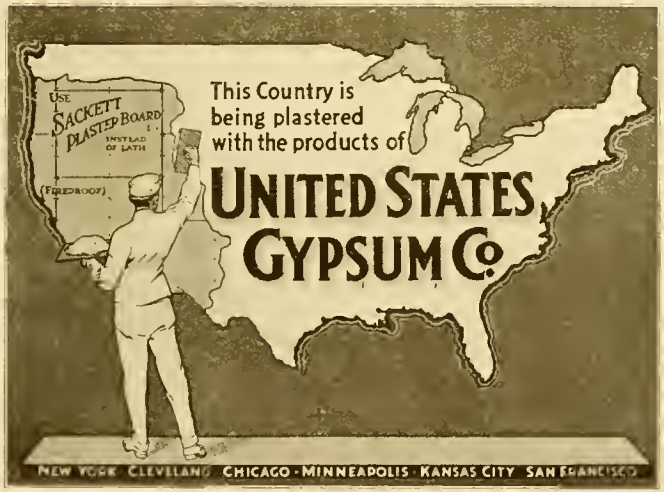

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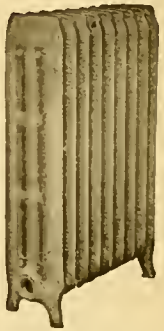

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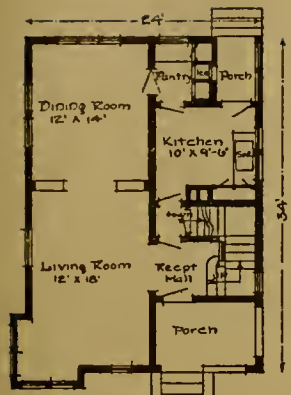
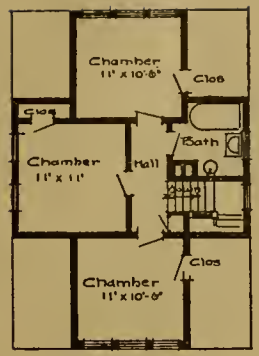
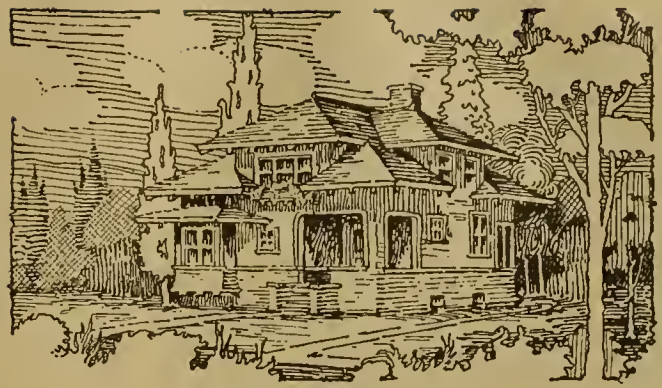


FIRST FLOOR PLAN

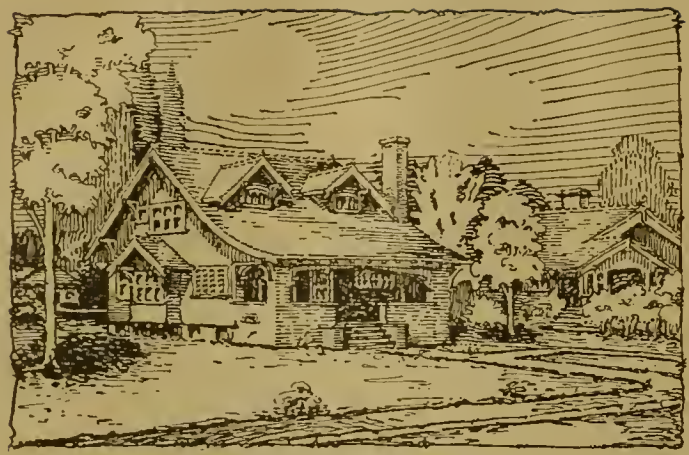


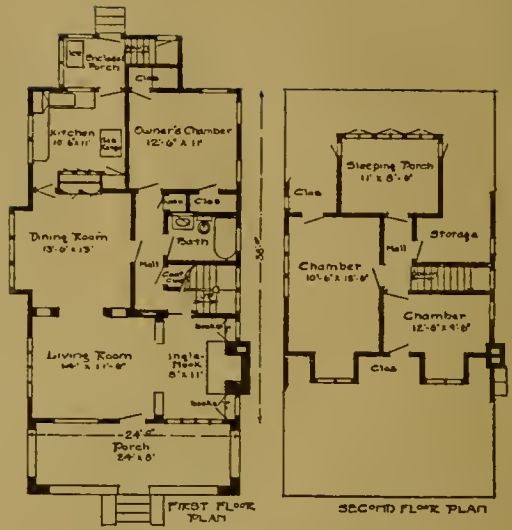
SECOND FLOOR PLAN



Design No. 71.

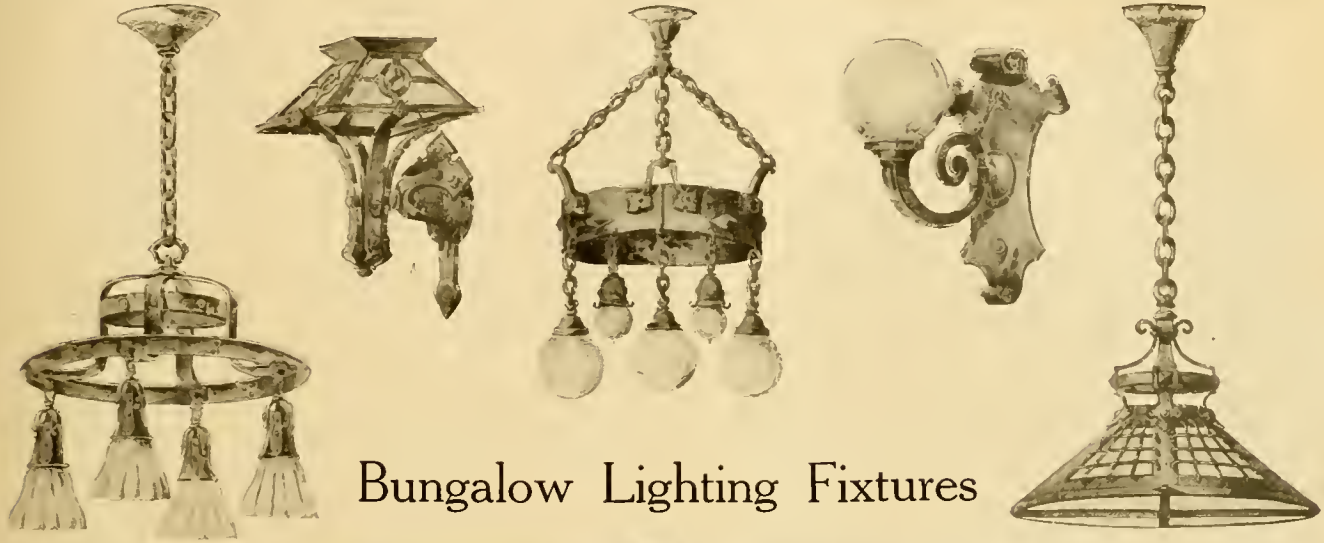
TO find economy wedded to beauty, one would go far before they would discover anything approaching the ideal nearer than does this little home. It has been built for various prices ranging from $1,600 to $2,600, and in every case it has made an exceptionally tasty and winning design. The exterior is capable of taking various combinations of materials—plaster, shingles or siding, the latter either rough or smooth. The arrangement has much of the attraction and comforts of a larger house. The living and dining rooms, thrown together as they are, give a roominess extraordinary. The stairs are of good width, yet compact. The basement stair has a grade entrance not shown on the sketch. The chambers on second floor have full height ceilings and lots of closet room. Complete working drawings and specifications $20.





Design No. 58.

THIS bungalow is more attractive than can be demonstrated by a sketch. It has many original features which give it a character all its own. The long sweeping roof to the front gives the broad low lines that make the bungalow so captivating. The arch of porch carried in one span gives a touch of generosity. The siding and cornice timbers are all stained, using Cabot's bleaching oil on the walls and a dark brown on the cornice and trim. The roof takes a moss green. The sash may be painted either an ivory white or dark red. This color scheme is one of the most pleasing the designer ever hit upon. The interior is all coziness and convenience. The inglenook is barely separated from the living room by buttresses. The buttresses in arch to dining room have a china-cabinet in each. All apartments to the house are reached from the center hallway. The owner's chamber is placed at the rear to give light and sunshine. The chambers and sleeping porch on second floor are light and airy, each having cross ventilation. This snug home is built at a cost of $2,600, not including heating. Complete working drawings and specifications $25.



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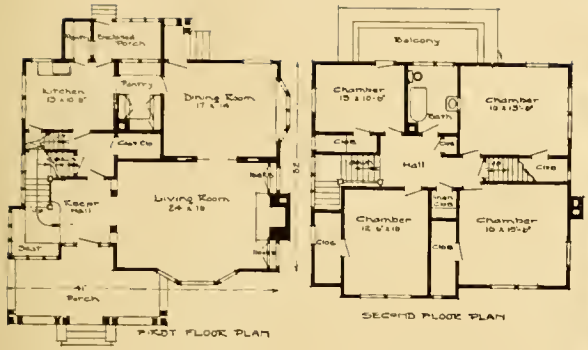
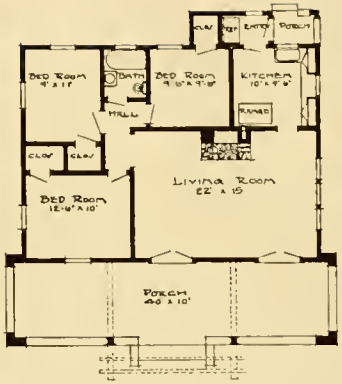


Design No. 76.

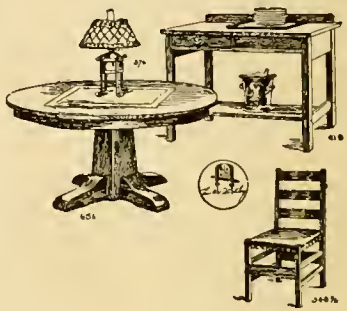
AN admirable plan for a corner lot and one that has an air of exclusiveness unusual in a home of this cost. The walls are sided with rough bevel cedar and stained a dark green, the roof receiving the same shade. The trimmings are painted an ivory white. Studying the picture closely it will be noticed that the upper sash in second story are cut up with wavy lead bars. This is an effect very original and altogether pleasing. The reception hall has an attractive window seat in the corner and the living room is furnished with bookcases and a fireplace especially designed of faience tile. The dining room has a plant shelf and pretty bay window. The pantry and kitchen arrangement is very complete. Four chambers on second floor have cross ventilation, and each closet an outside window. Chamber and store room are finished in attic. Cost to build complete $5,800. Complete working drawings and specifications $30.



Design No. 82.

THIS cottage is well adapted for a summer resort or suburban home and can be built at a moderate cost. Its size is 34 x 26 feet over main part. A simple rough siding is used on the exterior very effectively. Its simple ornaments are the timbered cornice and the vine trellised entrance. The front porch is very generous and inviting. The interior is very roomy, the living room being of unusual proportion. The three chambers are none too many, and if more are desired, they may be finished on the second floor, reached by a stairway in the corner of the living room. Built in summer style, using asbestos prepared roofing as suggested, and without a basement for $1,000. This price does not include plumbing. Complete working drawings and specifications $15.

(See our Special Service, Page 33.)



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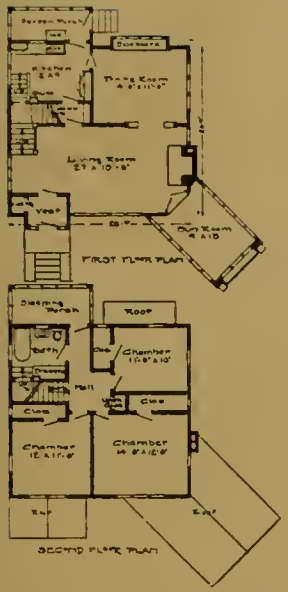
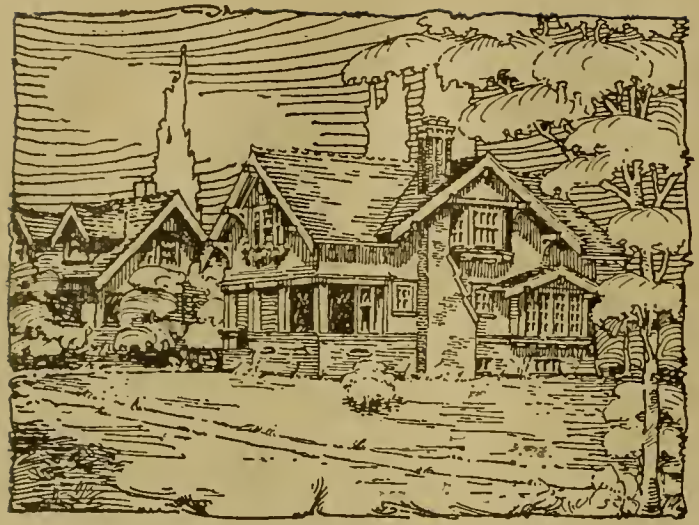
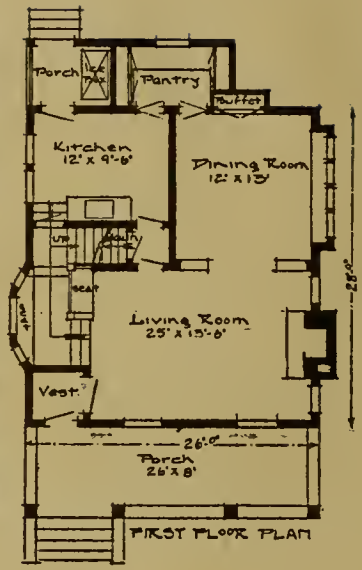


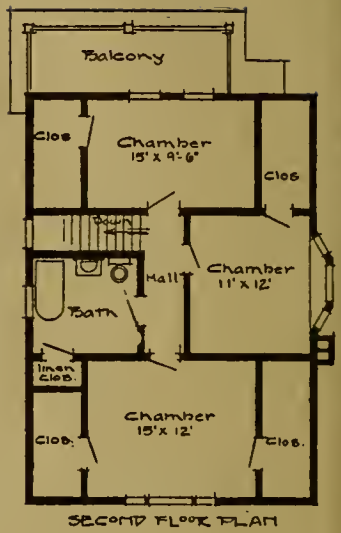
Design No. 53.

FOR a two-story house of character combined with simplicity, this one would be hard to beat. The design has a suggestion of the Swiss chalet, a type that is becoming very popular. The wide projecting eaves, the well proportioned timber work, the original entrance hood and the unique treatment of the sun-room, running out at an angle produces the novelty of this design. The first story is finished in stucco, waterproofed and tinted at the same time, and the second story is shingled. The shingles of both walls and roof, as well as the rough timber work of cornice are stained. This produces a soft harmonious color scheme. The attraction of the interior arrangement is at once apparent. The sun-room opening off from the liberal living room at the corner adds an effect which is quite new, and certainly very charming. The balance of arrangement is all carefully worked out with merits that are self-evident. This house was built without heating for $3,500. Complete working drawings and specifications $25.

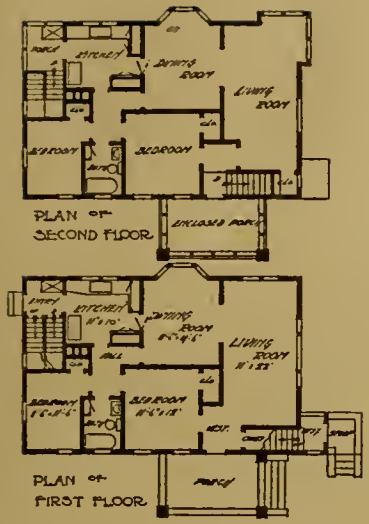


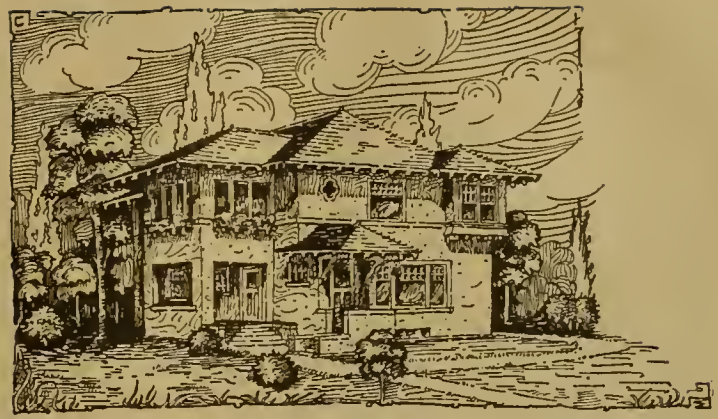
Design No. 74.





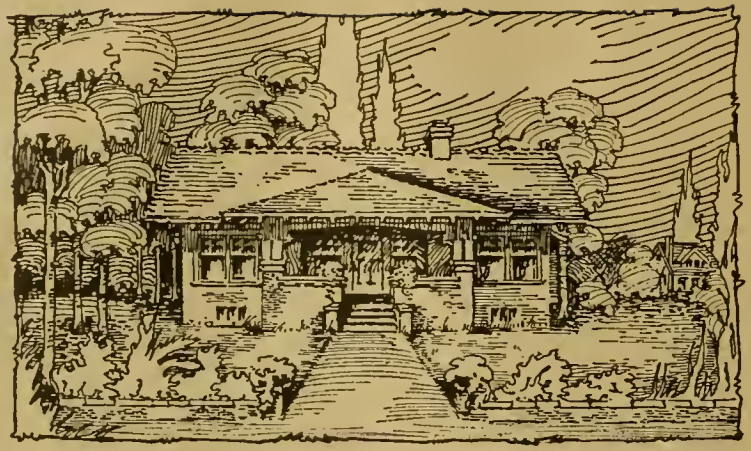
THIS is an exceptionally attractive design for a six-room house, the arrangement the embodiment of economy, convenience and cheerfulness. The living room is of good size, well proportioned. A fireplace decorates one end and a charming open stairway and cozy window seat complete the other. The dining room has its tastily designed buffet and broad window seat in full view from the front. The kitchen, pantry and porch are models of convenience. The bath and three chambers are roomy with lots of large closets, as usual. The chamber that extends over the front porch should have the space between the floor joists packed with mineral wool. When this is done, the room will be as warm as any. Cost complete, without heating $3,200. Complete working drawings and specifications $25.

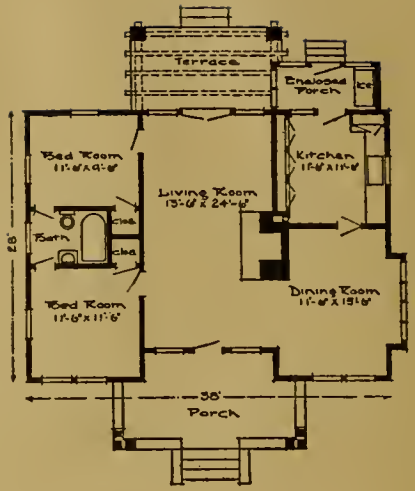




Design No. 64.

THIS is a modern duplex plan. The arrangement of each apartment is as complete and convenient as that of a bungalow. But as much room in an individual cottage, tastily designed would cost complete about $3,000, whereas by doubling up and putting two of these houses in one, thus saving in the cost of foundation, roof, heating, etc., a duplex dwelling like the one herewith can be built complete for from $5,000 to $5,500. This shows a saving of from $500 to $1,000, which when considered with the larger saving in the cost of a lot, accounts for the popularity of the duplex in large and growing cities. It is a good investment. By the ingenuity of its arrangement, it would not appear to be a duplex, but a residence for one family. It is 26 x 41 on the ground. Complete working drawings and specifications $30.





Design No. 78.

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